133.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,118,200 / 1,118,200
					USE VALUE:	1,118,200 / 1,118,200
					ASSESSED:	1,118,200 / 1,118,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RULLO PASQUALE & ORTENZIA
Owner 2:	
Owner 3:	
Street 1:	9 DUDLEY ROAD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	RULLO ORTENZI TRUSTEE -
Owner 2:	LOCKELAND /GLOUCESTER TRUST -
Street 1:	9 DUDLEY ROAD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains 6,765 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 3756 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6765.000	557,500		560,700	1,118,200
Total Card	0.155	557,500		560,700	1,118,200
Total Parcel	0.155	557,500		560,700	1,118,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 297.73 | /Parcel: 297.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 85320

GIS Ref

GIS Ref

Insp Date 12/02/17

Parcel ID 133.0-0001-0005.0

!10351!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	557,500	0	6,765.	560,700	1,118,200	1,118,200	Year End Roll	12/18/2019
2019	104	FV	432,400	0	6,765.	591,800	1,024,200	1,024,200	Year End Roll	1/3/2019
2018	104	FV	432,400	0	6,765.	436,100	868,500	868,500	Year End Roll	12/20/2017
2017	104	FV	406,700	0	6,765.	417,400	824,100	824,100	Year End Roll	1/3/2017
2016	104	FV	406,700	0	6,765.	386,200	792,900	792,900	Year End	1/4/2016
2015	104	FV	364,300	0	6,765.	323,900	688,200	688,200	Year End Roll	12/11/2014
2014	104	FV	364,300	0	6,765.	316,500	680,800	680,800	Year End Roll	12/16/2013
2013	104	FV	378,400	0	6,765.	301,500	679,900	679,900		12/13/2012

PRINT

Date	Time
12/11/20	00:40:07

LAST REV

Date	Time
01/17/18	09:00:42
ekelly	

PAT ACCT. 10351

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RULLO ORTENZI T	1494-121		8/10/2016	Convenience	1	No	No		
RULLO CARMINE/E	1106-52		1/4/1993		1	No	No		A

USER DEFINED

Prior Id # 1:	85320
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
3/14/2009	Inspected	372	PATRIOT
2/9/2009	Measured	372	PATRIOT
4/12/2000	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/8/1999	Measured	264	PATRIOT
8/10/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6765		Sq. Ft.	Site		0	90.	0.92	10									560,653						560,700	

Total AC/HA: 0.15530 | Total SF/SM: 6765 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 560,653 | Spl Credit | Total: 560,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	3	Total:	3
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.02742624
Const Adj.:	0.99980003
Adj $ / SQ:	174.628
Other Features:	161500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	757494
Depreciation:	199978
Depreciated Total:	557515

COMMENTS

IN LAW BMT SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	5	7	
1	7	3	
1	3	1	
Totals			
2			

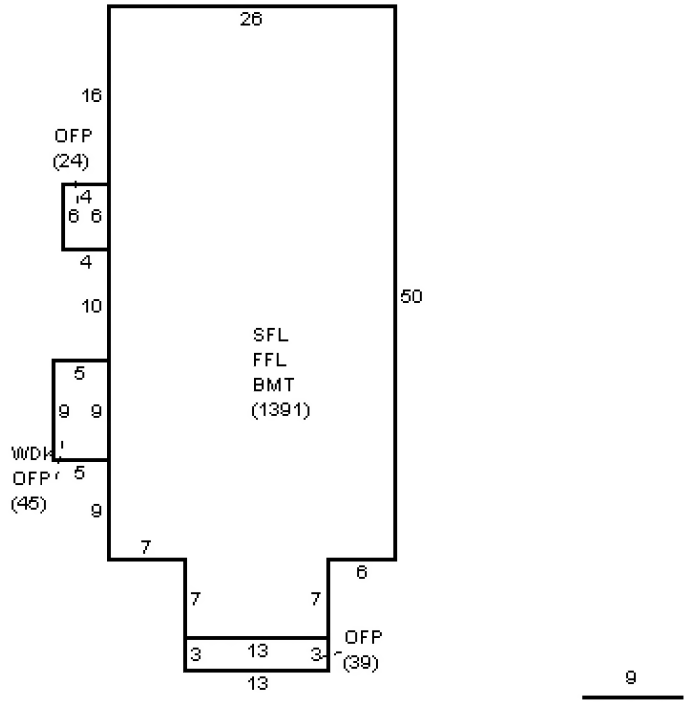
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	174.63
Special Features:	0	Val/Su Net:	128.87
Final Total:	557500	Val/Su SzAd	200.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,391	76.220	106,029
FFL	First Floor	1,391	174.630	242,907
SFL	Second Floor	1,391	174.630	242,907
OFP	Open Porch	108	31.770	3,431
WDK	Deck	45	16.000	720

Net Sketched Area:	4,326			Total:	595,994
Size Ad	2782	Gross Are	4326	FinArea	3756

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	